

County of Loudoun

Office of Transportation Services – MSC # 69

MEMORANDUM



DATE: July 1, 2009

TO: Michael Elabarger, Project Manager, Department of Planning

FROM: Norah M. Ocel, E.I.T., Transportation Engineer, OTS

SUBJECT: **SPEX 2009-0001, Loudoun County Animal Care & Control**
2nd Submission

Location: The property is located at the northwest quadrant of the Hamilton Station Road (Route 704) and Charles Town Pike (Route 9) intersection, approximately 2.1 miles northwest of Route 7.

Background

The applicant, Thomas J. Koenig for the Loudoun Animal Shelter, is requesting approval of a special exception to permit the addition of a facility to be used as an animal behavior/enrichment and staff training center and to permit the animal shelter to open on Sunday in the AR-1 zoning district. The applicant has submitted a plat, dated 3/25/09, prepared by Paciulli Simmons & Associates and a statement of justification, dated March 23, 2009.

The surrounding land uses are: to the North: Farm/Residential/Suburban Single Family (AR-1), to the South: Residential/Suburban Single Family (AR-1), to the East: Residential/Suburban Single Family (AR-1) and to the West: Residential/Suburban Single Family (AR-1).

Existing, Planned and Programmed Roads

The facility has access on the northwest side of the Hamilton Station/Charles Town Pike intersection. It is currently served by a paved driveway with a private access easement. No modification or improvements are proposed to the entrance or driveway with this application. According to the letter of justification, the current average daily vehicle trips, as per traffic counts taken on April 22-24, 2008, is approximately 119 vehicles.

The additional traffic generated as a result of opening on Sundays will be offset by the shelter closing on a weekday.

Currently, Hamilton Station Road is a two-lane road in a 38-foot right-of-way. Charles Town Pike is a two-lane roadway within a 32-foot right-of-way.

According to the Countywide Transportation Plan (CTP page A1-58), Hamilton Station Road is planned to stay as a two-lane local access paved rural collector with 10- to 11-foot travel lanes, 2- to 4-foot shoulders and a grade separated interchange at Route 7. Charles Town Pike (CTP A1-52) is planned to stay as a two-lane local access paved rural arterial with 12-foot travel lanes and a grade separated interchange at Route 7. Left-turn and right-turn lanes are required at major intersections.

Transportation Comments

General

Comment # 1. According to the applicant, the occasional training and animal handling demonstrations/instructions will result in limited increase in shelter traffic that will be spread out through out the year. Please provide a rough estimate of the number of events and the turn out visitors in the letter of justification for our files.

Response: The Department plans to use this facility for weekly staff meetings and daily behavioral assessments that will not increase the number of visitors to the facility. Individual dog training/counseling for visitors and/or adopters will continue, but again will not increase the number of visitors coming into the facility. Staff/Volunteer training opportunities and/or dog behavioral classes may occur 10-15 times per year. Staff/volunteer training opportunities may include up to 20 individuals. Dog behavioral classes may average between 5-10 participants per class.

Status: Comment # 1 is resolved.

Comment # 2. The property has frontage with Hamilton Station Road. Please refrain from constructing any structure within 25-30 feet from the centerline of Hamilton Station Road to the property line since according to the CTP, bicycle & pedestrian facilities should be considered for construction along this road in the future.

Response: The Department commits to refrain from constructing any structure within 25-30 feet from the centerline of Hamilton Station Road to the property line. Current plans for facility proposed SPEX 2009-0001 is consistent with the Department's commitment.

Status: Comment # 2 is resolved.

Conclusion

The Office of Transportation Services (OTS) has no objection to the approval of this application.

CC. Andrew Beacher, Assistant Director, OTS
George Phillips, Senior Transportation Planner, OTS
Charles Acker, Transportation Operation Engineer, OTS